

February 24, 2017

Oregon House Committee on Business and Labor

RE: HB 2501

Mr. Chair and Members of the Committee:

**I am writing in opposition to passage of House Bill 2501.**

I am a Certified Residential Appraiser in Oregon. I have been operating for 39 years as a small business owner.

HB 2501 is not necessary and is not in the best interests of the public.

As a small business owner for 39 years I have never felt the need for my State Government to assist me in obtaining payment for my services. I am capable of managing this as part of my business operation and there is no need for my fellow tax payers to have to contribute portions of their income to fund the government to help me receive payment for my services in a timely manner.

I see no benefit to anyone in requiring the ACLB to determine appropriate appraisal fees and police the payment of those fees. Similar requirements have been enacted in other states as a response to the drastically lowered appraisal fees which were predominate following the post-recession increased implementation of Appraisal Management Companies for appraisal orders.

As a practitioner in a field in which free market forces and supply and demand are observed and analyzed, I prefer to allow those market forces to determine the market value of my appraisal reports. Any determination made by the ACLB would be a "snapshot in time" determination which would require updating to remain timely and would overburden the Board. Additionally, fees for reports vary widely based on type of assignment, complexity of assignment, and whether the client is willing to pay a "Rush" fee during times of increased demand.

The addition of the words “**or for**” in Section 6 appears to open Appraisal practice to providers without the same stringent qualification criteria which appraisers currently must meet. The appraisal document is the only portion of a lending transaction which is not produced with a bias towards finalization of the transaction. Please do not open the performance of appraisal work to anyone less qualified than the Licensed and Certified appraisers of our State.

Thank you for your consideration.

Sincerely,

Beth Aquilizan, SRA

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